

**EXHIBIT A**

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 06-03-22

PID 105734

**PARCEL 20-T1  
FRA 16 8.24  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DRIVE AND COMPLETE GRADING, REMOVAL OF LANDSCAPE  
BED, REMOVE 1 TREE  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 0.979 acre tract of land in the name of Wellesley-Broad, LLC, an Ohio Limited Liability Company as described in IN. 201109140116243, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 326.78 feet to a point at centerline Station 194+81.22, being the northeasterly corner of a 0.212 acre tract of land in the name of Equivestor Company, as described in Deed Book 3144, Page 63 and the northwesterly corner of a 0.852 acre tract of land in the name of HR MCNAUGHTEN SPE, LLC, a Delaware Limited Liability Company as described in IN. 202201060003673;

Thence South 01°32'26" West, with the easterly line of said 0.212 acre tract and the westerly line of said 0.852 acre tract, a distance of 44.57 feet to a point in the southerly Right of Way line

**EXHIBIT A**

Page 2 of 3

LPA RX 887 T

Rev. 07/09

of said S.R. 16 (East Broad Street) and the northeasterly corner of said 0.979 acre tract of land, being 44.00 feet right of centerline Station 194+74.09 and the **True Place of Beginning** for the tract of land herein being described;

Thence South 01°32'26" West, with said westerly line, a distance of 15.20 feet to a point 59.00 feet right of centerline Station 194+71.66;

Thence through said 0.979 acre tract, the following four (4) courses:

1. North 73°48'21" West, a distance of 34.62 feet to a point 45.00 feet right of centerline Station 194+40.00;
2. South 28°48'21" West, a distance of 28.60 feet to a point 68.00 feet right of centerline Station 194+23.00;
3. South 89°34'20" West, a distance of 63.51 feet to a point 60.00 feet right of centerline Station 193+60.00;
4. North 07°39'48" West, a distance of 16.00 feet to a point in said Right of Way line, being 44.00 feet right of centerline Station 193+60.00;

Thence North 82°20'12" East, with said Right of Way line, a distance of 114.09 feet to the **True Place of Beginning**.

The above described area contains 0.040 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-122636-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

**EXHIBIT A**

LPA RX 887 T

Page 3 of 3

Rev. 07/09

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

---

John J. Raab  
Registered Surveyor No. S-7863

Date